

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:30PM
June 4, 2012

MEMBERS

PRESENT: Tom Cowan, Chairman
Erik Polkowski
Terry Janicz
Don Hoefler
John Olaf
Andy Kelkenberg

ABSENT: John Potera

OTHER: Christine Falkowski, Recording Clerk
Ralph Migliaccio, Code Enforcement Officer

Work Session

Tom reported that he will be absent for the next meeting. Andy agreed to chair that meeting and to attend the agenda meeting on June 14th.

Minutes - Don made a motion to approve the minutes of May 21, 2012, seconded by Terry:

Tom Cowan	-Aye
Erik Polkowski	-Aye
Terry Janicz	-Aye
Don Hoefler	-Aye
Andy Kelkenberg	-Aye

Special Events review - Tom reported that he will be meeting with the Town Board at one of their work sessions in the near future about this topic. Any Planning Board member can join him.

Signage - We attempted to contact Tom George at NITEC, but he is no longer employed there. We obtained the Village of Akron sign code, but have not been successful at obtaining Clarence's code.

Subdivision - We have Pembroke's and Alden's subdivision code, but do not have Clarence's as yet.

Sign Review – Ray Braun – 11891 Main Road

Ray Braun applied for a sign permit for an illuminated 78 sq. ft. two-sided sign at Braun's Restaurant. Tom stated that internally lit signs in the Overlay zone must be approved by the Planning Board. He also stated that Newstead has limited experience with LED signs and that we are re-thinking of our general sign code limitations for lit signs of reporting time, temperature, stock market and/or news reports only. Kyle Scritchfield from Grey Line Signs appeared. He provided a rendering of the existing single pole sign showing the name changing to "Braun's Pub & Grill" and the address on the top portion. The bottom half is proposed to be digital like a television to be operated by a new computer inside the building, but not connected to the internet. It can flash (which is currently prohibited in overlay). The entire sign is LED lit, but only the bottom half is digital. The entire sign width is 2" wider than existing. Tom pointed out that monument style signs are recommended and that pole signs are prohibited. Signs supported by two poles are permitted (if the lowest portion of sign measures not more than 6 feet above finished grade). Pedestal signs are permitted (provided with width is not less than 1/8th of the pedestal height). Kyle then provided a rendering of the sign with a pedestal base, and will approach Mr. Braun about using a pedestal sign instead.

John Olaf made a motion seconded by Andy to approve the sign permit conditioned upon:

- 1) Must turn off changeable portion of sign at midnight daily.
- 2) No flashing allowed.
- 3) Sign content is subject to review at any time.
- 4) On June 1, 2013 or when site plan approval for development of the property is requested in the future, whichever comes first, the sign will be reviewed.
- 5) The timeframe in which the approved sign must be displayed per Town Code is waived.

Tom relayed that Mr. Schritchfield was very knowledgeable on the subject of LED signs, requested his business card and asked him if we could contact him in the future for consult; he replied affirmative.

Site Plan Review – Doug’s Service Center- 13523 Main Road

The Board met with Mr. Lewis in November 2011, to be followed up at this meeting to address the following issues: fewer cars parked in front, crushed stone installed on the parking areas, greenspace, tree removal and the sign erected. Ralph reported that the only change is less cars parked in front. Mr. Lewis appeared and reported that he hasn’t done much since November due to lack of funds. His assessment increased by \$55,000 and he is OK with it. He then complained about two vacant houses near his business on Main Road where the grass is three to four feet tall. He suggested the Highway Dept. mow it and bill the owner. It was determined that the houses are owned by Mr. Ceisner. Mr. Lewis agreed to meet with the Planning Board again on November 5, 2012 to again review progress of the site.

Kelly Schultz 11061-11079 Main Street Properties

Kelly Schultz and Mike Metzger appeared. They presented an aerial map of the site depicting four new proposed buildings for a total square footage of 18,900. They also presented an aerial map of a master plan depicting 11 proposed new buildings for a total of 56,850 square feet. The buildings are for storage units with no utilities. Flea market vendors enjoy leaving their merchandise on site for the Sunday event instead of importing it every week. Tom requested a document showing the entire site along with parcel boundaries. Christine asked about possibly merging the multiple parcels which may alleviate parcel boundary setback requirements and for simplicity sake. Kelly replied that he would rather keep them separate for the sake of future potential sale. He stated he plans on applying for site plan approval for four new buildings this year.

There being no further business, John Olaf made a motion to adjourn the meeting at 8:46PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk